

**Williams Township Planning Commission  
Regular Meeting  
August 14, 2006**

The Planning Commission of the Charter Township of Williams held a regular meeting on Monday August 14, 2006 at the Township Hall.

The agenda is attached Exhibit A.

**I. Call to Order & Roll Call**

Chairperson Steward called the meeting to order at 7:03 p.m. Present: C. Adams, D. Behmlander, J. Hurt, W. Steward and P. Wasek. Excused: S. Reed and D. Putt

Also Present: B. Klemish, Williams Township Zoning Administrator, L. Miller, Township Planner and J. Hammond, Township Attorney. Others present are indicated on the sign in sheet, attached Exhibit B.

**II. Pledge of Allegiance**

The Pledge of Allegiance to the flag was said in unison.

**III. Open to the Public**

There was no public comment.

**IV. New Business**

There was no new business.

**V. Consideration of Minutes**

**A. July 10, 2006 Regular Meeting Minutes**

A motion was made by J. Hurt and seconded by C. Adams to approve the July 10, 2006 regular meeting minutes as presented.

5 Ayes 0 Nays Excused: S. Reed and D. Putt

Motion carried. It is so RESOLVED.

**B. July 31, 2006 SPECIAL Meeting Minutes**

A motion was made by P. Wasek and seconded by J. Hurt to approve the July 31, 2006 Special meeting minutes as presented.

5 Ayes 0 Nays Excused: S. Reed and D. Putt

Motion carried. It is so RESOLVED.

**VI. Unfinished Business**

**A. Snow Machines, Inc. Preliminary P. U. D. Development Plan  
Case No. 06-01-PUD**

C. Adams, Planning Commission member and property owner within 300' of Snow Machines, Inc. asked to be excused from the discussion because he is an interested party.

By unanimous consent, all Planning Commission members present agreed to excuse C. Adams.

Chairperson Steward discussed the minutes from the July 10, 2006 Planning Commission meeting in which no one was present from Snow Makers, Inc. to answer questions the members had about the parcel. He stated their two main concerns were screening and outside storage.

Chairperson Steward told K. Brayman, representative of Snow Makers, Inc. that the property owner to the north requested that some type of screening be installed to shield activity from their business.

Planning Commission members discussed how far back the screening area should be.

K. Brayman stated that the front yard to the edge of the first building should be sufficient. He stated that beyond that point is a self-storage facility.

Planning Commission members agreed that a row of deciduous or evergreen trees a minimum of five feet in height at the time of planting and kept in living condition from the road right-of-way line to the first building line would be acceptable. This would shield the entire front yard.

K. Brayman agreed to the screening conditions.

Chairperson Steward discussed the outside storage along Rockwell Drive.

K. Brayman stated that the equipment is stored there for a short time before it is shipped.

Planning Commission members agreed that the setback for the storage area should be 73' from the center line of Rockwell Drive. No outside storage or any structures other than a sign for Snow Machines, Inc. will be allowed in the setback area.

K. Brayman agreed to the outside storage setback.

Chairperson Steward explained to K. Brayman that any expansion plans Snow Machines, Inc. has now or in the future need to be included on the final development plan. He told him the final development plan will become the zoning map for the property.

J. Hammond explained to K. Brayman the approval process for a P.U.D. He stated that it is critical to show any future needs on the final development plan now to avoid coming back to the Planning Commission. Future changes to the final development plan will have to follow the rezoning process.

Chairperson Steward asked K. Brayman what their hours of operation were.

K. Brayman stated their normal working hours are 8:00 a.m. to 5:00 p.m. Monday through Friday, but during their peak season which is during the months of July through October they may be open from 6:00 a.m. to 8:00 p.m.

Chairperson Steward asked how many employees they have.

K. Brayman answered 20 regular employees and 23 during their peak season.

Chairperson Steward asked what kind of equipment and machinery they used.

K. Brayman answered they use fork trucks.

Chairperson Steward asked when and where they test their machines.

K. Brayman answered testing was done during regular business hours outside on each unit before it is shipped.

Chairperson Steward asked how much noise the machines make.

K. Brayman answered the noise level was comparable to a lawn mower.

Chairperson Steward explained to K. Brayman the Public Hearing for the P.U.D. would take place during the next Planning Commission meeting after submittal of a final development plan by Snow Makers, Inc.

**B. Number of Zoning Board of Appeals Members/  
2006 Zoning Ordinance Amendments Public Hearing**

A short discussion followed regarding having a three member Zoning Board of Appeals committee with two alternates versus a five member board.

A motion was made by D. Behmlander and seconded by J. Hurt to recommend that the Township Board adopt the proposed ordinance amendments after a provision providing for a five member Zoning Board of Appeals is included.

4 Ayes 1 Nay Excused: S. Reed and D. Putt  
Motion carried. It is so RESOLVED.

**VII. Adjournment**

A motion was made by C. Adams and seconded by P. Wasek to adjourn the meeting at  
8:04 p.m.

5 Ayes 0 Nays Excused: S. Reed and D. Putt  
Motion carried. IT IS SO RESOLVED.

LeAnne Johansson  
Williams Township Clerk